

80-191-A
126
126

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Howard and Dora Simons, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1-202.3.B. (205.4) to permit a rear yard setback of 25' in lieu of the required 40' and Section 1-209.1 to permit a

accessory structure (shed) to be located in the side yard in lieu of the

rear yard of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Our existing home is becoming too small for our family, and we would like to add a room in order to expand our living space. The rear of our house is the most advantageous location for adding such a room. At present, we cannot afford to buy a new larger home.

Shed was existing at time house was purchased seven years ago

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE 3/25/80
ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 25th day of March, 1980, at 2:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Lightfoot Dr., 56' :
E of Darwood Drive, 3rd District : OF BALTIMORE COUNTY
HOWARD SIMONS, et ux, Petitioners : Case No. 80-191-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

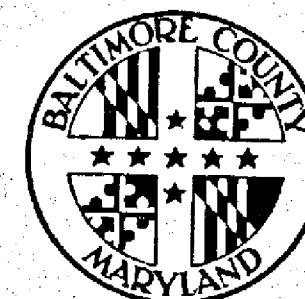
I HEREBY CERTIFY that on this 6th day of March, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Howard Simons, 2814 Lightfoot Drive, Baltimore, Maryland 21209, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Howard Simons
2814 Lightfoot Drive
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of January, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Howard Simons, et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 18, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Howard Simons
2814 Lightfoot Drive
Baltimore, Maryland 21209

RE: Item No. 126
Petitioners - Howard Simons, et ux
Variance Petition

Dear Mr. & Mrs. Simons:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct an addition to the rear of the existing dwelling within 25 feet in lieu of the required 40 feet, this Variance is required. In addition, and as indicated in the conversation with your wife, a request to legalize the location of the unattached shed in the side yard has also been included.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

January 25, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #126 (1979-1980)
Property Owner: Howard and Dora Simons
N/S Lightfoot Dr. 56' E. Darwood Dr.
Existing Zoning: DR 2
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'.
District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 35711, executed in conjunction with the development of "Wellwood", of which, this property comprises Lot 9, Block "D" of "Plat of Section III Wellwood", recorded G.L.B. 24, Folio 99.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 126 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

O-SW Key Sheet
30 NW 15 Pos. Sheet
NE 8 D Topo
78, Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 22, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #126, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: Howard and Dora Simons
Location: N/S Lightfoot Drive 56' E. Darwood Drive
Existing Zoning: D.R.2
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'.
Acres:
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items of the Zoning Advisory Committee Meeting of January 2, 1980:
Items 125, 126, 127, 132, 135, and 136.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

NSP/hnd

JUL 23 1980

ORDER RECEIVED FOR FILING

DATE April 19, 1980

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of April, 1980, that the herein Petition for Variances to permit a rear yard setback of 25 feet in lieu of the required 40 feet, for the expressed purpose of constructing an addition to the existing dwelling to increase the habitable area thereof, and to permit the continued existence of a 10' x 7' metal shed to be located in the side yard in lieu of the required rear yard, all in keeping with the site plan prepared by Silbermann & Associates, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #126, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Howard & Dora Simons
Location: N/S Lightfoot Dr. 56' E. Darwood Dr.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'.
Acres: _____
District: 3 rd

Metropolitan water and sewer exist, therefore the proposed addition should not pose any health hazard.

Very truly yours,
[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Howard & Dora Simons

Location: N/S Lightfoot Dr. 56' E. Darwood Dr.

Item No: 126 Zoning Agenda: Meeting of 1/2/80

Gentlemen,

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(410) 454-3610

Ted Zeleski, Jr.
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #126 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Howard & Dora Simons
Location: N/S Lightfoot Dr. 56' E. Darwood Dr.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'.

Acres: _____
District: 3rd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin. Razing for existing addition 8'-3" X 12'-5"
- X C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'-0" of a property line. Contact Building Department if distance is between 3'-0" and 6'-0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

April 16, 1980

Mr. & Mrs. Howard Simons
2814 Lightfoot Drive
Baltimore, Maryland 21209

RE: Petition for Variances
N/S of Lightfoot Drive, 56' E of
Darwood Drive - 3rd Election
District
Howard Simons, et ux -
Petitioners
NO. 80-191-A (Item No. 126)

Dear Mr. & Mrs. Simons:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Legal description

Beginning at a point on the north side of Lightfoot Drive, 56 feet east of Darwood Drive, as recorded in the Land Records of Baltimore County in Plat Book 24 Folio 99, Section III, Block D, Lot 9, in the Third Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

TO: John D. Seiffert, Director

FROM: Office of Planning and Zoning

SUBJECT: Petition No. 80-191-A Item 126

Petition for Variances for rear yard setback and accessory structure
North side of Lightfoot Drive, 56 feet East of Darwood Drive
Petitioner: Howard Simons, et ux

Third District

HEARING: Tuesday, March 25, 1980

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
John D. Seiffert, Director
Office of Planning and Zoning

JDS:JGH:ab

JUL 23 1980

ORDER RECEIVED FOR FILING

DATE April 19, 1980

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of April, 1980, that the herein Petition for Variances to permit a rear yard setback of 25 feet in lieu of the required 40 feet, for the expressed purpose of constructing an addition to the existing dwelling to increase the habitable area thereof, and to permit the continued existence of a 10' x 7' metal shed to be located in the side yard in lieu of the required rear yard, all in keeping with the site plan prepared by Silbermann & Associates, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #126, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Howard & Dora Simons
Location: N/S Lightfoot Dr. 56' E. Darwood Dr.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'.
Acres: _____
District: 3 rd

Metropolitan water and sewer exist, therefore the proposed addition should not pose any health hazard.

Very truly yours,
[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF:ph



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

January 28, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Howard & Dora Simons

Location: N/S Lightfoot Dr. 56' E. Darwood Dr.
Item No: 126 Zoning Agenda: Meeting of 1/2/80

Gentlemen,

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "r" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(801) 454-3610

Ted Zeleski, Jr.
DIRECTOR

January 15, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #126 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Howard & Dora Simons
Location: N/S Lightfoot Dr. 56' E. Darwood Dr.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a rear setback of 25' in lieu of the required 40'.

Acres: _____
District: 3rd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.), 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin. Razing for existing addition 8'-3" X 12'-5"
- X C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'-0" of a property line. Contact Building Department if distance is between 3'-0" and 6'-0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

April 16, 1980

Mr. & Mrs. Howard Simons
2814 Lightfoot Drive
Baltimore, Maryland 21209

RE: Petition for Variances
N/S of Lightfoot Drive, 56' E of
Darwood Drive - 3rd Election
District
Howard Simons, et ux -
Petitioners
NO. 80-191-A (Item No. 126)

Dear Mr. & Mrs. Simons:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Legal description

Beginning at a point on the north side of Lightfoot Drive, 56 feet east of Darwood Drive, as recorded in the Land Records of Baltimore County in Plat Book 24 Folio 99, Section III, Block D, Lot 9, in the Third Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner

TO: John D. Seiffert, Director

FROM: Office of Planning and Zoning

SUBJECT: Petition No. 80-191-A Item 126

Petition for Variances for rear yard setback and accessory structure
North side of Lightfoot Drive, 56 feet East of Darwood Drive
Petitioner: Howard Simons, et ux

Third District

HEARING: Tuesday, March 25, 1980

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
John D. Seiffert, Director
Office of Planning and Zoning

JDS:JGH:ab

JUL 23 1980

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6th day of March, 1977.*

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

(T-30)

Item 126

Petitioner: Howard E. Simon Submitted by: Howard E. Simon

Petitioner's Attorney: None Reviewed by: William E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: 3/6/80

Posted for: Petition for Variance

Petitioner: Howard E. Simon et al.

Location of property: 113 Lightfoot Dr., 56' E. Hammond

Neuse

Location of Signs: front of property (H-214 Lightfoot Dr.)

Remarks: None

Posted by: Sean Coleman Date of return: None

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>01</u>	Revised Plans: Change in outline or description <u>Yes</u>									
Previous case: <u>78-224X (nearby)</u>	Map # <u>None</u>									

PETITION FOR VARIANCE
DISTRICT
ZONING: Petition for Variance for rear yard setback and accessory structure.
LOCATION: North side of Lightfoot Drive, 56 feet East of Darwood Drive.
DATE & TIME: Tuesday, March 26, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a rear yard setback of 25 feet in lieu of the required 40 feet and to permit an accessory structure (shed) to be located in the side yard in lieu of the rear yard.
The Zoning Regulations to be accepted as follows:
Section 1802.3-B - Standards applicable to existing developments.
Section 205.4 - Rear yard - 40 feet deep.
Section 402.1 - Accessory buildings in residence zones.
All that parcel of land in the Third District of Baltimore County beginning at a point on the north side of Lightfoot Drive, 56 feet east of Darwood Drive, as recorded in the Land Records of Baltimore County in Plat Book 34 Folio 99, Section III, Block D, Lot 8, in the Third Election District.
Being the property of Howard Simon, et al., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, March 26, 1980 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Mar. 6.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 6, 1980.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 25th day of March, 1980, the first publication appearing on the 6th day of March, 1980.

THE JEFFERSONIAN,
L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

March 6, 1980

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance
3rd District

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 7th day of March, 1980 that is to say, the same was inserted in the issues of

3/6/80.

COLUMBIA PUBLISHING CORP.
By Arlene Byrka

No. 85649

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: February 26, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Howard Simon
FOR: Filing Fee for Case No. 80-191-A

VALIDATION OR SIGNATURE OF CASHIER
2310 APR 27 2500

No. 86338

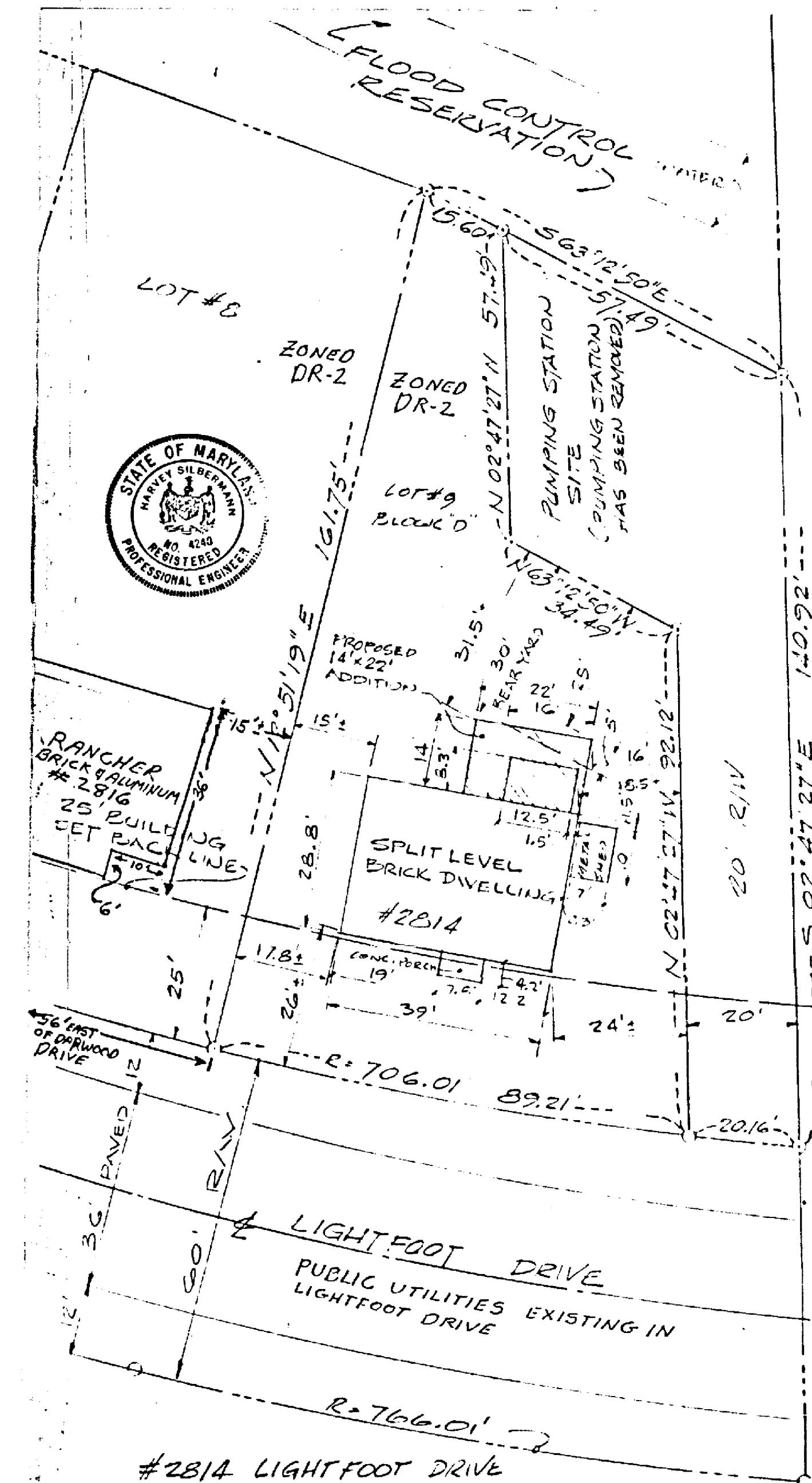
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: March 25, 1980 ACCOUNT: 04-662

AMOUNT: \$10.19

RECEIVED: Howard Simon
FOR: Advertising and Posting for Case No. 80-191-A

VALIDATION OR SIGNATURE OF CASHIER
1995 15 APR 25 4019



SILBERMAN & ASSOCIATES
ENGINEERS, PLANNERS & SURVEYORS
1703 EAST JOFFA ROAD
BALTIMORE, MARYLAND 21234

ARUNDEL CORP.
ZONED-MH
NO BUILDING

#2814 LIGHTFOOT DRIVE
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT-3
ZONING PLAT VARIANCE
TO ALLOW REAR SETBACK
OF 25' AS OPPOSED TO
40'.
EXISTING ZONING DR-2

